

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners
And/or their Legal Representative Must be Present.**

AGENDA

NOTICE OF MEETING

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, April 13, 2015, 6:00 PM
North & South doors of Historic Court House open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held March 9, 2015.

REZONING PETITIONS:

PC-R-15-06- Petition of Maken Corporation by Danny Ubelhor, Pres. and Ubelhor Homes, Inc. by Danny Ubelhor, Pres. To rezone 6.94 acres located on the E side of Bell Rd. and the N side of High Pointe Dr. approximately 0' E and 350' N of the intersection formed by Bell Rd. and High Pointe Dr. and 800' E and 0' N of the intersection formed by Bell Rd. & High Pointe Dr, being Outlot A, Lots 44, 45, 46 & 47 in High Pointe Centre North Section 2-2 and Lot 43 in the Replat of Lots 42 & 43 in High Pointe Centre North Section 2-2 and pt. Section 22, Township 6 S Range 9 W, Ohio Twp. from "A" Agriculture and "C-4" General Commercial zoning to "C-4" General Commercial with a PUD. *Complete legal on file. Advertised in the Standard April 2, 2015.*

PC-R-15-07- Petition of CD Real Estate Development Inc. by Donnie Denton, Mbr. Owner Charles Fruedenberg Trust by Charles Fruedenberg, Trustee. To rezone 56.351 acres located on the W side of Bell Rd. 0 ft. S of the intersection formed by Bell Rd. and Telephone Rd., Ohio twp. from "A" Agriculture to "R-1" One-Family Dwelling. *Complete legal on file. Advertised in the Standard April 2, 2015.*

PC-R-15-08- Petition of Robert Dave Heuring II Owner Robert & Linda Heuring. To rezone 1.5 acres located on the S side of New Harmony Rd. a distance of 2460 ft. W of the intersection formed by New Harmony Rd. and SR 61, Boon twp. from "C-3" Highway Commercial to "A" Agriculture. *Complete legal on file. Advertised in the Standard April 2, 2015. Advertised in the Standard April 2, 2015.*

SUBDIVISIONS FOR PRIMARY PLAT APPROVAL:

PP-15-07- Kirby's Broadview Farms Estates No. 2 by Kirby Broadview Farms, Inc by James Kirby, Pres. 39.2124 acres located on the N side of SR 62 approximately 500 ft. E of the intersection formed by SR 62 and Eskew Rd., Boon Twp. *Complete legal on file. Advertised in the Standard April 2, 2015.*

PP-15-08 - I-164 Commercial Park No. 3, a Replat of Lot 1 in I-164 Commercial Park by Indiana Regional Council of Carpenters Joint Apprenticeship & Training Fund- Southern Region by Mark McGriff, Exec. Sec/Treas. 5.49 acres located on the E side of Covert Ct 800' N of the intersection of Covert Ct. and SR 662 Frontage Rd. Ohio Twp. *Complete legal on file. Advertised in the Standard April 2, 2015.*

PP-15-09 – Adams Creek No. 2, a replat of Lot 2 in Adams Creek Subdivision by Steven A & Evelyn Faye King 19.4 acres located on the S side of Edwards Rd. approximately 0' S of the intersection formed by Spring Lake Dr. & Edwards Rd, Boon Twp. *Complete legal on file. Advertised in the Standard April 2, 2015.*

PP-15-10- High Pointe Centre North Sec. 3 PUD by Maken Corp. by Danny Ubelhor, Pres. and Ubelhor Homes, Inc by Danny Ubelhor, Pres. 6.94 acres located on the E side of Bell Rd. and the N side of High Pointe Dr. approximately 0' E and 350' N of the intersection formed by Bell Rd. and High Pointe Dr. and 800' E and 0' N of the intersection formed by Bell Rd. & High Pointe Dr, being Outlot A, Lots 44, 45, 46 & 47 in High Pointe Centre North Section 2-2 and Lot 43 in the Replat of Lots 42 & 43 in High Pointe Centre North Section 2-2 and pt. Section 22, Township 6 S Range 9 W, Ohio Twp. *Complete legal on file. Advertised in the Standard April 2, 2015.*

ORDINANCES AMENDING THE COMPREHENSIVE ZONING ORDINANCE:

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 4 SIDE YARDS (ADDITIONAL REQUIREMENTS) SUBSECTION (1) OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA. *Advertised in the Standard April 2, 2015.*

The purpose of this will allow a side yard of 6' for residential use and removing the requirement of 10' for Agriculture and CON zoning parcels over five acres.

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS TABLE B OF TH COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA. *Advertised in the Standard April 2, 2015.*

The purpose of this ordinance is to amend Table B by changing the side yard from ten (10) feet to six (6) feet in an "A" Agriculture and "CON" Recreation and Conservancy zoning district.

OTHER BUSINESS:

Formal Complaint: D. Elaine Clouse, 800 Mt. Gilead Rd, Boonville, IN – Alleged junk/salvage yard in a “CON” Recreation and Conservancy zoning district. Cease and desist letter sent March 9, 2015.

Request for off site parking: Bruce Hall’s Body Shop, 8266 SR 66, Newburgh , IN

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business of a regular meeting.